

Correspondence

Item No. 3.2

Minimum Side Setback Determination

PA2011-013

TO: Current Planning Staff

FROM: Javier

MEMO: RE: SETBACKS Broadmoor Pacific View PC
(Yacht Streets)

Tract No. 9047 originally had a setback map approved for the development at Broadmoor Pacific View PC and required that each phase of the development should have an individual setback map approved prior to the issuance of building permits for each phase. Tract No. 9260 was the only file to show an approved setback map other than the map in the Tentative Tract Map File for No. 9047. Therefore, it is necessary to refer to Tentative Tract 9047 for front yard setback requirements for Tract No. 9047 and Tract No. 9261. Final Tract No. 9260 must be referred to for front yard setback requirements for both main building and the garage. All other tracts require that you refer to Tentative Tract No. 9047. Now that you are thoroughly confused here is an encapsulated version of the above:

Tract 9047

Reference

front: s.b. main
 s.b. garage
rear: s.b.
sides: s.b.

Tent. Tract 9047 Setback Map
P.C. Text
P.C. Text
P.C. Text

Tract 9260

Reference

front: s.b. main
 s.b. garage
rear: s.b.
sides: s.b.

Final Tract No. 9260 Setback Map
Final Tract No. 9260 Setback Map
P.C. Text
P.C. Text

Tract 9261

Reference

front: s.b. main
 s.b. garage
rear: s.b.
sides: s.b.

Tent. Tract 9047 Setback Map
P.C. Text
P.C. Text
P.C. Text

Please refer to the attached districting maps and the pages from the Broadmoor Pacific View Planned Community Text and make notations as indicated to avoid any further confusion. Thank you.

YACHT

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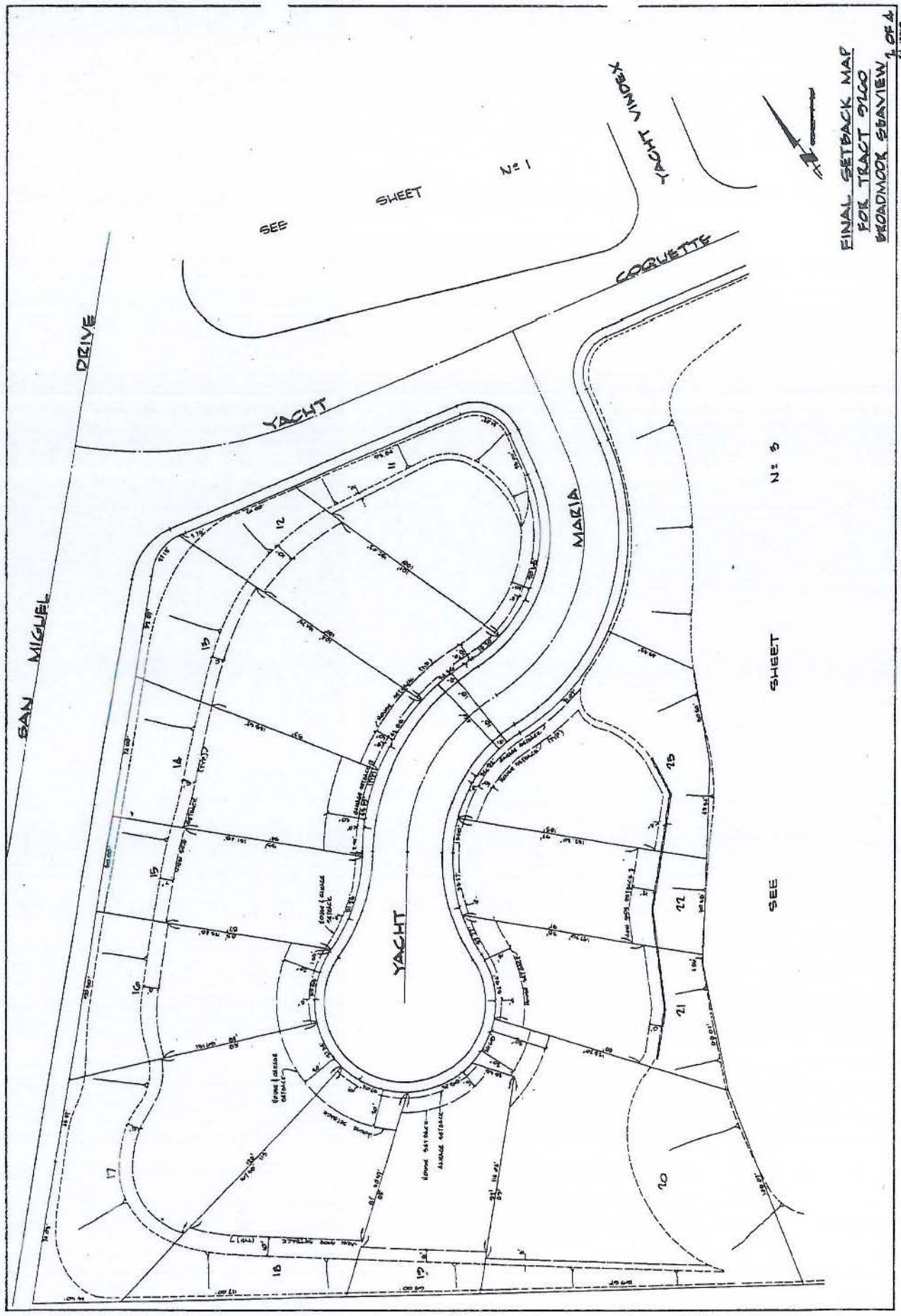
COQUETTE

SHEET

SEE

Nº 2

DR **Reuben F. Rothman**
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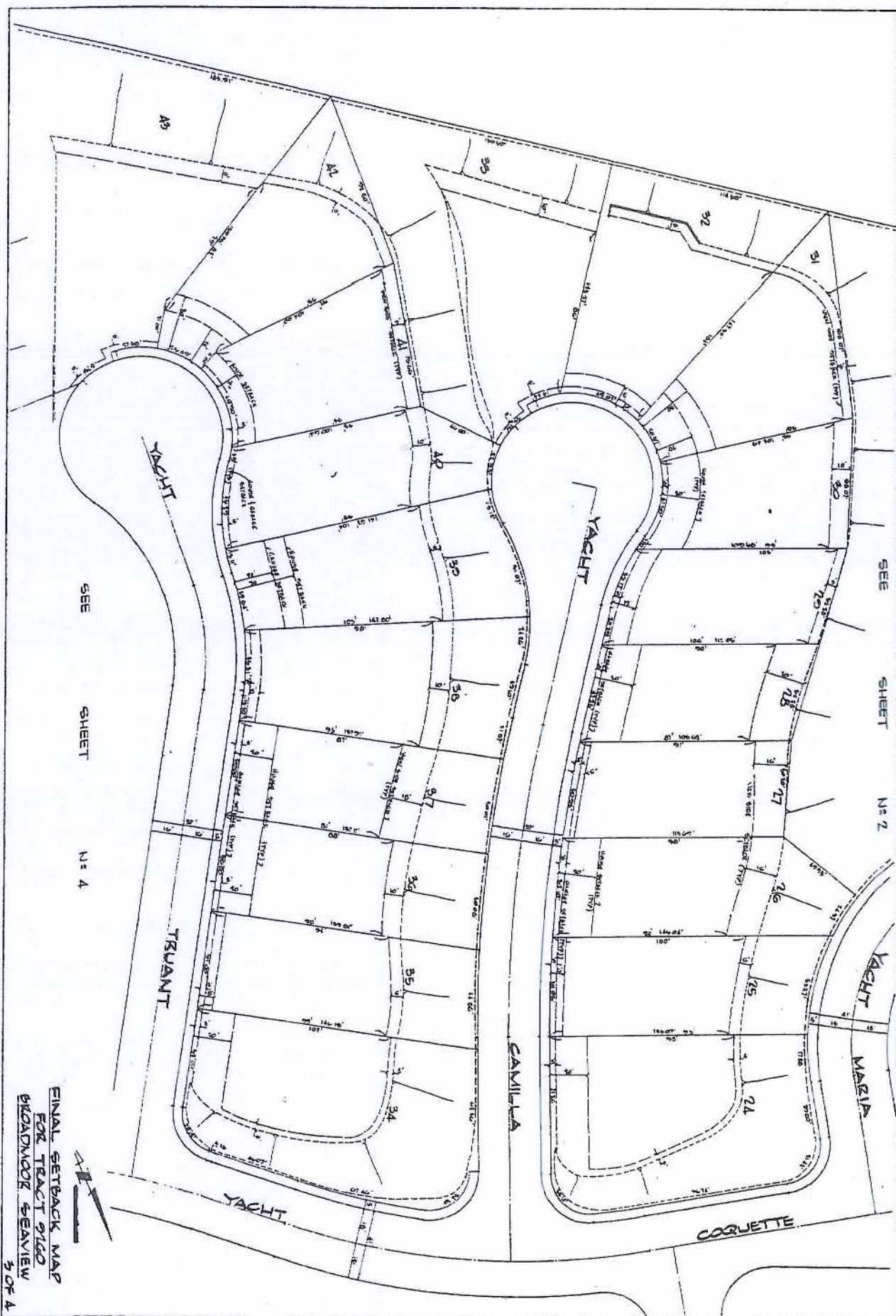


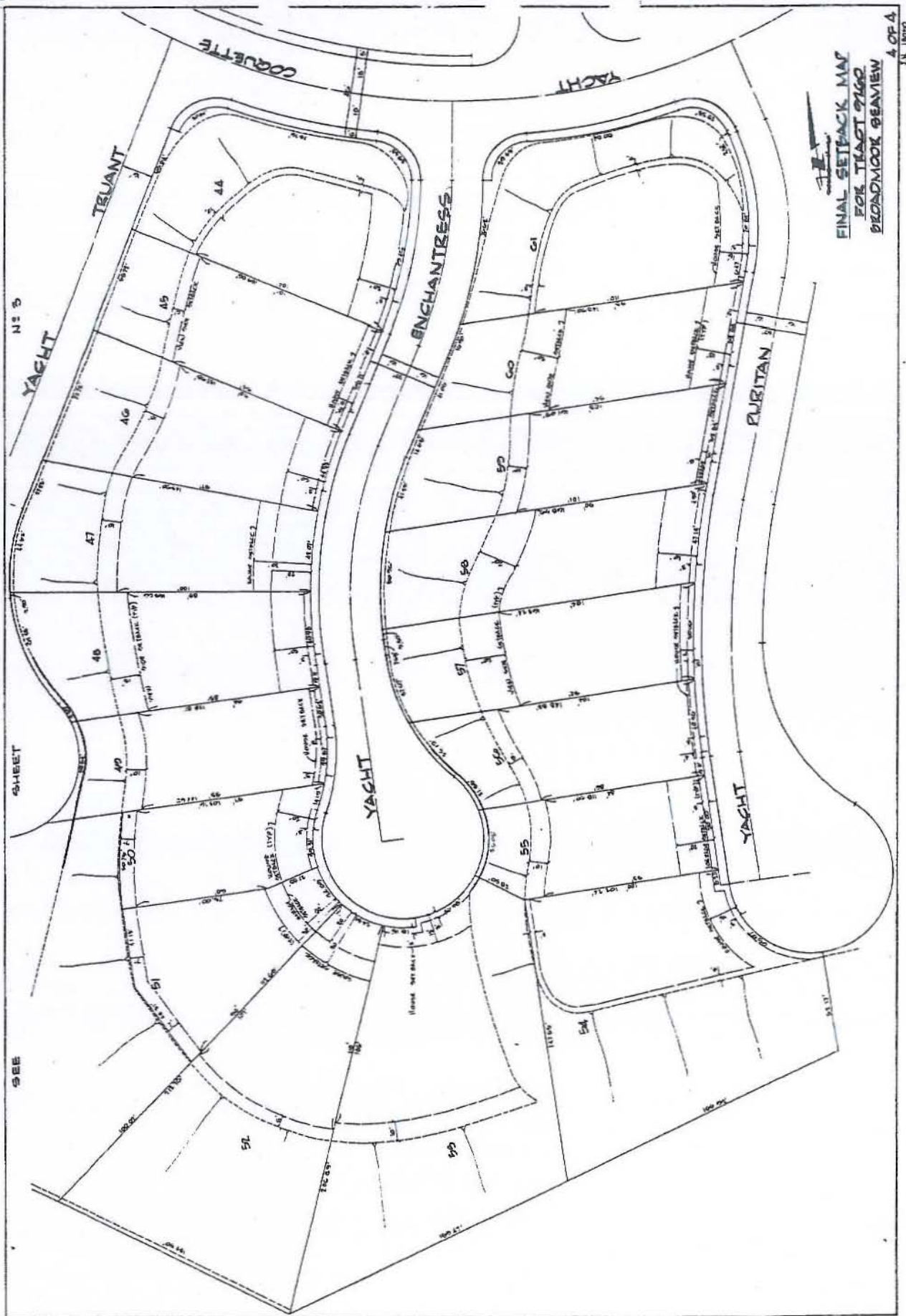
FINAL SETBACK MAP
FOR TRACT 9100
BROADMOOR SEAVIEW
1 OF 4
11 1000

N: 5

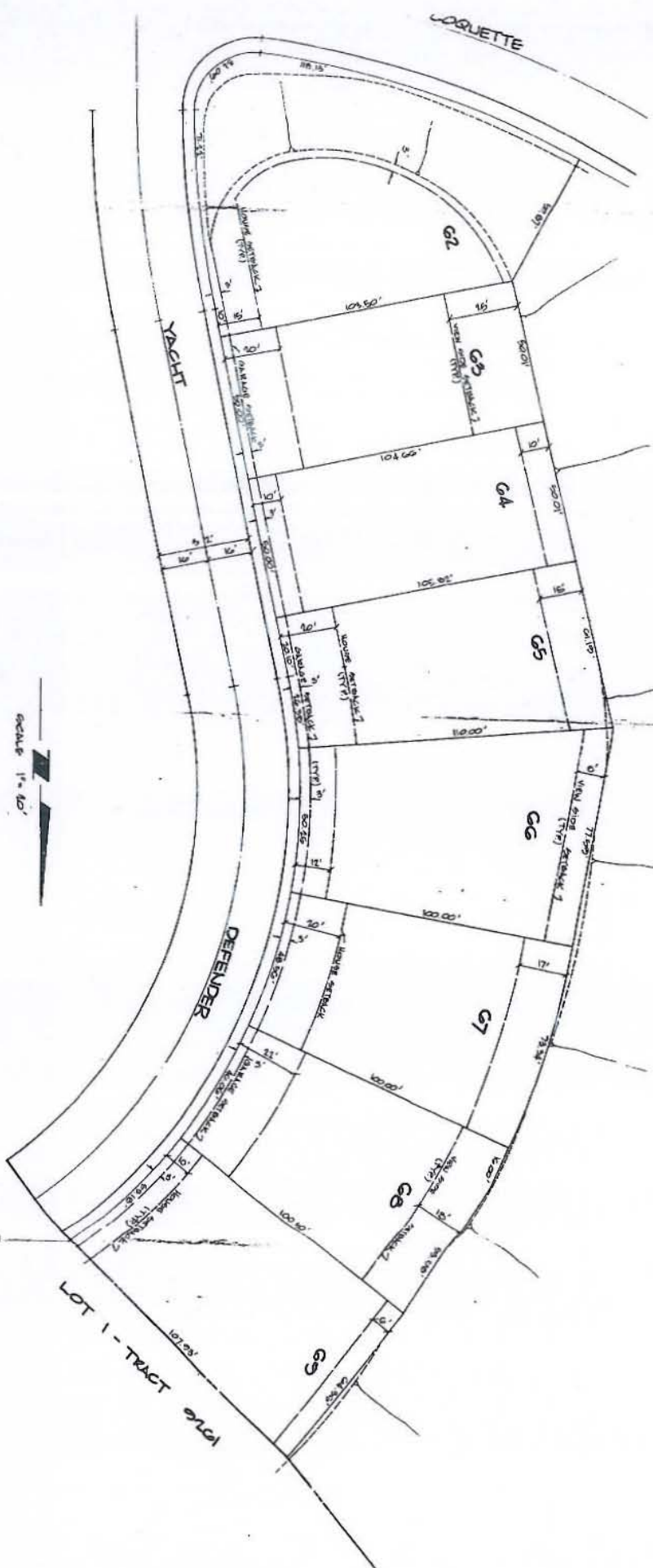
SHEET

SEE





LOT 70 - RECREATION CENTER



FINAL SETBACK MAP
FOR
TRACT 9160 (MODEL AREA)
BROADMOOR SEAVIEW